



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

5e

AGENDA REPORT
 Consent | Action

April 6, 2026

TO: Chair Becker and Commissioners

FROM: Keene Simonds, Executive Officer
 Meghan Traynor, Local Government Analyst I

**SUBJECT: Proposed “Joint Jaiswal – Rio Vista Road Change of Organization” |
 Annexation to Rancho Santa Fe Community Services District and
 Related Actions (CO25-15)**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a joint change of organization proposal petitioned by four different landowners to annex 10.0 acres in the unincorporated community of San Dieguito to the Rancho Santa Fe Community Services District (CSD). The affected territory consists of four parcels — three developed with single-family residences and one undeveloped — and lies entirely within the District’s sphere of influence. The purpose of the proposal is to extend public wastewater service to the affected territory, including service to support the planned development of one single-family residence and the potential future construction of an accessory dwelling unit. No other development is anticipated. Other Rancho Santa Fe CSD services — including security and underground utilities — are not part of the proposal. Staff recommends approval of the proposal as submitted, including waiver of protest proceedings and adoption of findings supporting a California Environmental Quality Act (CEQA) exemption.

<p>Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103 T 619.321.3380 E lafco@sdcountry.ca.gov www.sdlafco.org</p>	<p>Paloma Aguirre County of San Diego</p> <p>Joel Anderson County of San Diego</p> <p>Monica M. Steppe, Alt. County of San Diego</p>	<p>Chair Kristi Becker City of Solana Beach</p> <p>Dane White City of Escondido</p> <p>John McCann Alt. City of Chula Vista</p>	<p>Stephen Whitburn City of San Diego</p> <p>Marni von Wilpert, Alt. City of San Diego</p>	<p>Vice Chair Barry Willis Alpine Fire Protection</p> <p>Jo MacKenzie Vista Irrigation</p> <p>David Drake, Alt. Rincon del Diablo</p>	<p>Brigitte Browning General Public</p> <p>Eileen Delaney, Alt. General Public</p>
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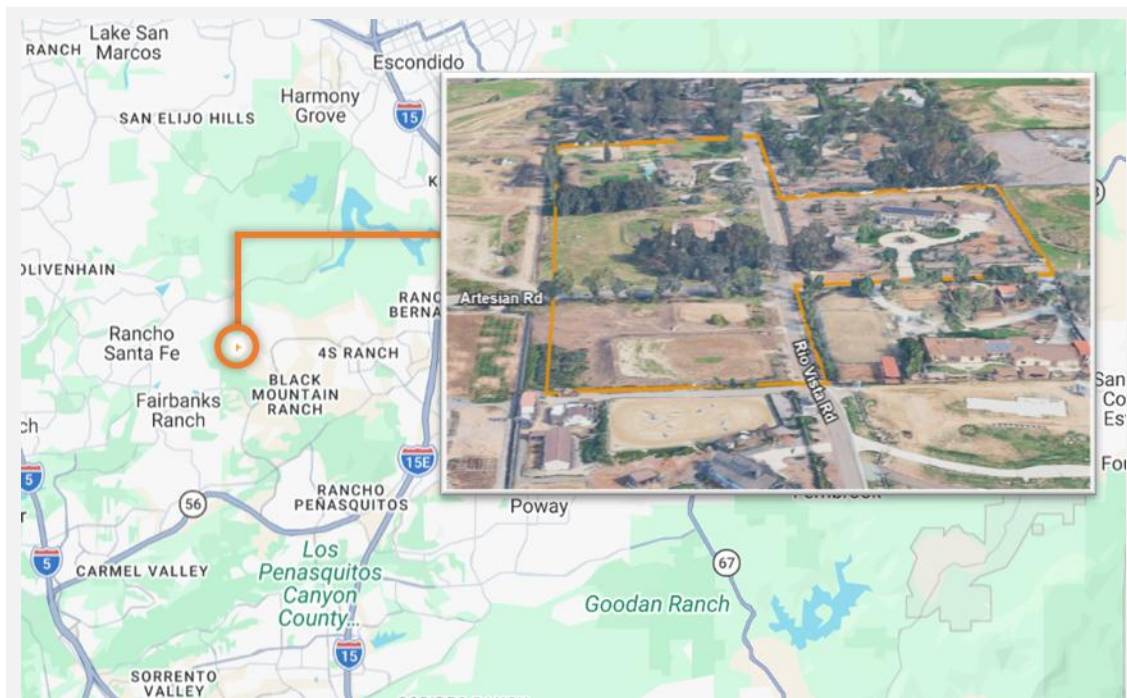
BACKGROUND

Applicant Request

San Diego LAFCO has received a joint change of organization proposal initiated by four interested landowners – Rakesh Jaiswal, Sydney Vale, Richard Bagley and Sajjad Pagarkar – requesting approval to collectively annex 10.0 acres of coterminous unincorporated territory in the San Dieguito community to the Rancho Santa Fe CSD. The four landowners have submitted a single application to economize on processing costs. The affected territory as submitted comprises a total four parcels. Three parcels are presently developed with single family residences (APNs 267-145-16, -19, and -20) and have assigned situs addresses of 7984, 7934 and 7930 Artesian Road, respectively. The fourth parcel (267-146-05) is undeveloped and located off of Rio Vista Road. All four subject parcels lie entirely within the existing sphere of influence of the Rancho Santa Fe CSD.

Regional Setting

The affected territory is located in north-central San Diego County within the unincorporated community of San Dieguito, near its eastern border with the 4S Ranch planned development. Primary access is provided by Camino del Sur via Artesian Road. The surrounding area is predominantly rural residential in character. The subject parcels lie within County Supervisorial District No. 3 (Terra Lawson-Remer), Assembly District No. 76 (Darshana Patel), and Senate District No. 40 (Brian W. Jones). An aerial map showing the affected territory and its regional setting is provided below, with a more detailed map depicting the subject parcels and its relationship to the District’s jurisdictional boundary provided as Attachment One.



Google Earth

Subject Agency

The proposed change of organization filed with San Diego LAFCO involves one subject agency: Rancho Santa Fe CSD.¹ The following summarizes the subject agency’s governance, demographics, municipal functions, and financial standing.

- **Rancho Santa Fe CSD** is an independent special district formed in 1981 as a byproduct of the reorganization of the Rancho Santa Fe Sanitation District. The active service functions are wastewater (collection, treatment, and disposal classes), landscape maintenance, security, and utility undergrounding services. Wastewater serves as Rancho Santa Fe CSD’s main function and activated throughout the jurisdictional boundary. Landscaping services are also authorized agency-wide but currently limited to the “Village” and contracted with the Rancho Santa Fe Association (HOA) and funded through a voter-approved improvement district. Security and utility undergrounding services are organized with their own internal latent power zones. The jurisdictional boundary spans 16.4 square miles – or 10,483.2 acres – with a LAFCO estimated resident population of 8,562. LAFCO most recently updated Rancho Santa Fe CSD’s sphere of influence in 2013 with a larger-than-agency designation with the inclusion of 1,814 non-jurisdictional acres (mostly in 4S Ranch and Black Mountain Ranch areas). Rancho Santa Fe CSD’s audited total net position is \$29.9 million as of June 30, 2025 with an unrestricted balance of \$4.0 million. This includes an ending cash balance of \$2.4 million. The ending figure reflects a change of (10.3%) over the last three audited years.

Affected Local Agencies

The affected territory presently lies within the jurisdictional boundaries and/or spheres of influence of 11 local agencies directly subject to San Diego LAFCO’s planning and regulatory responsibilities. These agencies qualify as “affected agencies” relative to the proposed change of organization and are listed below.²

- County Service Area No. 17 (San Dieguito EMS Ambulance Transport)
- County Service Area No. 83 (San Dieguito Local Parks)
- County Service Area No. 135 (Regional Communications)
- Metropolitan Water District of Southern California
- Olivenhain Municipal Water District
- Resource Conservation District of Greater San Diego
- Rancho Santa Fe Community Service District (sphere only)
- Rancho Santa Fe Fire Protection District
- San Diego County Flood Control District
- San Diego County Street Lighting District
- San Diego County Water Authority

¹ State law defines “subject agency” to mean any district or city for which a change of organization or reorganization is proposed.

² State law defines “affected local agency” as any entity that contains, or would contain, or whose sphere contains or would contain, any territory for which a change of organization is proposed or ordered. Notice of the proposal and hearing were provided to the agencies.

The affected territory also lies within the following school and college districts and accordingly have received notice of the proposal as part of the administrative review: Solana Beach Elementary, San Dieguito Union High, and MiraCosta Community College. Notice was also voluntarily provided to the San Dieguito Community Planning Group.

DISCUSSION

San Diego LAFCO will consider approving – with or without discretionary modifications – the change of organization proposal to annex the affected territory to Rancho Santa Fe CSD for wastewater service.³ The Commission may apply approval conditions provided they do not directly regulate land use, property development, or subdivision requirements. The following discussion addresses the applicable statutory requirements and staff’s analysis.

Proposal Purpose + Timing

The purpose of the proposed change of organization is to establish public wastewater service for all four subject parcels and in doing so support existing development at 984, 7934 and 7930 Artesian Road as well as accommodating future development for the vacant parcel off of Rio Vista Avenue. The proposal’s timing is tied to the owner of the vacant parcel seeking wastewater services in response to a County condition requiring confirmation of wastewater service prior to issuance of grading and building permits for the construction of a single family residence. The landowner informed the owners of neighboring parcels of his efforts, who expressed interest in jointly submitting an annexation application and sharing application costs to abandon their septic systems and connect to public wastewater. No other municipal service establishments are proposed, as the affected territory already lies within Olivenhain Municipal Water District for potable water service and Rancho Santa Fe Fire Protection District for fire protection and emergency medical services.

Current + Planned Land Uses

The affected territory is entirely unincorporated and subject to the County of San Diego’s land use policies. Development standards are established under the San Dieguito Community Plan (2011), with advisory input from the San Dieguito Community Planning Group. The territory is uniformly designated Semi-Rural Residential and zoned Rural Residential with a minimum lot size of 2.0 acres. None of the four subject lots can be further divided (density) based on this zoning assignment. As mentioned, three of the four subject parcels located off of Artesian Road are already developed with single-family residences. The fourth subject parcel off of Rio Vista Avenue is expected to be developed with a single-family residence should the Commission approve the proposal. All four subject lots are also eligible under current zoning for additional intensity to include one accessor dwelling unit (ADU) and one junior ADU, subject to County review and applicable development standards.⁴

³ The District's security and underground utility functions operate as separate latent power zones and would require separate LAFCO proposals. While landscape services are authorized agency-wide, they remain limited to the "Village" area.

⁴ Accessory dwelling units may be detached from the “sponsoring” single-family residence. Junior accessory dwelling units must be attached to the single-family residence.

ANALYSIS

San Diego LAFCO’s current sphere of influence designation for Rancho Santa Fe CSD includes the affected territory. This designation focuses the analysis on three considerations: (a) timing of the boundary change, (b) whether discretionary modifications or terms are appropriate, and (c) other relevant statutes.

Change of Organization Timing

San Diego LAFCO’s consideration of timing draws on baseline factors required by statute and applicable Commission policies. An analysis of these timing factors follows.⁵

- Timing Factor No. 1:
Baseline Considerations: Regional Policies + Service Relationships

State law requires consideration of multiple factors when reviewing jurisdictional changes, ranging from basic disclosures to discretionary policy analyses evaluating the proposal's relationship to community needs, service capacities, and the receiving agency's financial resources. Analysis of these core policy factors follows.

- With respect to **need**, the present and planned urban land uses warrant public wastewater service and represents an orderly expansion of Rancho Santa Fe CSD’s jurisdictional boundary and its wastewater service area – marked by accommodating a planned and otherwise modest development on APN 267-146-05 to include a single-family residence. The proposal also allows the three developed parcels to transition from on-site septic systems to permanent public wastewater service through the same coordinated boundary change. The proposal additionally advances environmental justice considerations given public wastewater service generally offers a more reliable long-term wastewater disposal method with additional details provided in the accompanying appendix. Collectively, these factors support both the need for and timing of the proposed change of organization.
- With respect to **service availability and capacities**, Rancho Santa Fe CSD has available and sufficient wastewater treatment capacity to accommodate the projected service demands in the affected territory based on its anticipated uses. An existing Rancho Santa Fe CSD wastewater main is located north of the affected territory within the public right-of-way along Top of the Morning Way and accessible via private connection to a sewer stub approximately 1,000 feet from the northwest corner of the affected territory.⁶ The average day wastewater flow generated within the affected territory following the expected development of one single family residence on APN 267-146-05, in addition to the existing three

⁵ Most of the baseline factors in statute focus on disclosing compatibility issues with goals and policies of other state, regional, and local agencies, as well as assessing the ability of subject agencies to provide services. (See Government Code Section 56668).

⁶ The landowners will be responsible for extending the existing sewer main located along Top of the Morning Way. The proposed extension must be constructed within a dedicated sewer easement, which must be granted to the Rancho Santa Fe CSD.

single family residences on APNs 267-145-16, -19, and -20 is estimated at 1,000 gallons per day, representing approximately 0.304% of the available system capacity.⁷ Separately, under County land use policies, one accessory dwelling unit may also be permitted on all four properties and would double capacity usage to approximate 0.608% of available capacity — a negligible increase.

- With respect to **related financial considerations**, Rancho Santa Fe CSD has adequate financial resources and related administrative controls to provide wastewater services to the affected territory without adversely impacting current ratepayers. This comment is supported by staff analysis of recent audited statements, which show the Rancho Santa Fe CSD maintaining strong liquidity (short-time financial standing) and capital (long-term financial standing) levels. This is further reflected in an ending current ratio of 12 to 1 (i.e., \$12.00 in current assets for every \$1.00 in current liabilities) and debt ratio of 3.0% (i.e., \$3.00 out of every \$100.00 in net assets financed) for Fiscal Year 2024-2025.

These measurements provide reasonable assurances of the agency’s effective financial management and help lessen concerns related to recent operating losses, which have averaged a total margin of (33.8%) over the last three fiscal years.⁸ Establishing actual wastewater service is premised on each landowner paying a connection fee of \$10,085 to Rancho Santa Fe CSD. Ongoing service will be subject to annual service charges, collected through the County tax roll. These charges are estimated at \$1,500 for FY 2026-27 and \$1,610 for FY 2027-2028.

- Timing Factor No. 2:
Consideration of Policy L-107

San Diego LAFCO adopted L-107 in May 2010 to require all applicants to disclose jurisdictional disputes or related items that are associated with their proposal filings.⁹ No jurisdictional disputes have been disclosed by Rancho Santa Fe CSD through the administrative review with LAFCO. Similarly, LAFCO staff has not identified any disputes or related concerns in the administrative review.

⁷ Rancho Santa Fe CSD’s existing average day wastewater flow is .156 million gallons, which equals 32.1% of overall capacity at its Santa Fe Valley Reclamation Facility.

⁸ The District finished FY 2023 with a total margin of (33.8%). During this year, a \$257,965 increase in sewer management expenses more than doubled the \$102,757 increase in property tax revenues. A \$205,169 decline in sales of recycled water also impacted overall revenue. Operating losses were reduced in scale by 36.8% from FY 2024 to FY 2025, with the FY 2024 total margin being (41.3%) and the FY 2025 total margin being (26.1%). In FY 2025, total liabilities decreased by \$310,718, attributed in part to a \$238,918 decrease in accounts payable and the District paying down \$65,000 in long-term debt.

⁹ The Executive Officer retains discretion to determine the extent of consultation needed.

**CONCLUSION |
MERITS OF CHANGE OF ORGANIZATION TIMING**

The timing of the change of organization is warranted. Justification is supported by the preceding analysis: the proposal timely syncs an existing and planned need with available and adequate public services and presents no impacts on existing ratepayers. Additional analysis supporting the conclusion is provided in Appendix A.

Potential Modifications and Terms

No modifications to the submitted change of organization have been identified by San Diego LAFCO staff as meriting Commission consideration at this time. It is separately confirmed the annexation of the affected territory as proposed would not generate any corridors or other illogical jurisdictional features. Terms appear appropriate and include an otherwise special condition requiring the landowners to secure a necessary easement(s) with one of their northern-facing neighbors to allow physical access to the wastewater collection main located within the public right-of-way on Top of the Morning Way. This condition ensures Rancho Santa Fe CSD can provide wastewater service to the affected territory immediately following annexation and prevents a scenario in which the District collects wastewater charges via the property tax roll before service commences. Other standard terms are also recommended to ensure payment of any charges necessary to complete the proposal processing under the LAFCO fee schedule.

**CONCLUSION |
MERITS OF MODIFICATIONS AND TERMS**

No modifications to the proposal are warranted. Standard approval terms are recommended and include receipt of all remaining payments associated with the processing of the proposal by the Commission through recordation. Approval terms are further marked by requiring the landowner to secure an easement with a neighboring property to access the Rancho Santa Fe CSD's collection main along Top of the Morning Way.

Other Statutory Considerations

Exchange of Property Tax Revenues

San Diego LAFCO has confirmed the County of San Diego has adopted a master agreement applicable to govern the tax exchange for the proposed change of organization. The master agreement specifies no transfer of property taxes would occur following the annexation of the affected territory to Rancho Santa Fe CSD.

Environmental Review

San Diego LAFCO is obligated under CEQA to assess whether environmental impacts would result from activities approved under the Commission’s authority, either as a lead or responsible agency. Accordingly, the Commission is tasked with making findings under CEQA in consideration of the proposed change of organization. Staff analysis follows.

- San Diego LAFCO serves as the lead agency for assessing potential environmental impacts under CEQA for the proposed change of organization. Staff believes the proposal qualifies as a project under CEQA but is categorically exempt from further environmental review pursuant to State CEQA Guidelines Section 15319(b) and its cross-reference to Section 15303. This exemption appropriately applies given the associated development does not exceed the creation of three new residential parcels.

Protest Proceedings

Protest proceedings for the proposed change of organization may be waived by LAFCO should the Commission proceed with approval under Government Code Section 56662. The waiver appropriately applies under this statute given all of the following: the affected territory is uninhabited as defined under LAFCO law, the subject agency has not filed an objection to the waiver, and the landowners have provided written consent.¹⁰

RECOMMENDATION

Staff recommends conditional approval of the change of organization proposal as submitted along with other related findings as detailed. This recommendation is consistent with the action outlined as Alternative One in the following section.

¹⁰ LAFCO law defines uninhabited as territory in which less than 11 registered voters reside.

ALTERNATIVES FOR ACTION

The following alternative actions are available to San Diego LAFCO:

Alternative One (recommended):

Adopt the attached draft resolution conditionally approving the change of organization proposal as submitted. Adoption of the draft resolution as presented would also include waiving protest proceedings and CEQA findings, as detailed.

Alternative Two:

Continue consideration to the next regular meeting.

Alternative Three:

Disapprove the change of organization proposal with direction to staff to return at the next regular meeting with a conforming resolution for adoption.

PROCEDURES FOR CONSIDERATION

This item has been placed on San Diego LAFCO’s agenda as part of the consent calendar. A successful motion to approve the consent calendar will include taking affirmative action on the staff recommendation unless otherwise specified.

On behalf of the Executive Officer,



Meghan Traynor
Analyst I

Appendix:

A) Analysis Proposal Review Factors

Attachments:

- 1) Vicinity Map of the Affected Territory
- 2) Draft Resolution of Approval
- 3) Application Materials

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APPENDIX A
Government Code Section 56668
Mandatory Proposal Review Factors

- a) **Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, in the next 10 years.**

The affected territory as submitted comprises 4 unincorporated parcels totaling 10 acres in the community of San Dieguito. Three of the subject parcels are presently developed with single family residences (APNs 267-145-16, -19, and -20), with the remaining subject parcel (267-146-05) undeveloped. The developed parcels have assigned situs addresses 7984, 7934 and 7930 Artesian Road, respectively, with the remaining undeveloped subject parcel having no assigned situs address (o Rio Vista Road). The affected territory has a total current assessed *land* value of \$3,740,271, with the most recent transaction recorded July 2024.

- b) **The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

The County of San Diego serves as the primary provider of general governmental services to the affected territory. These services include community planning, roads, drainage, and law enforcement. This proposal affects only wastewater service and is the focus of the succeeding analysis.

- **Extending Public Wastewater to Affected Territory**

The 3 parcels developed with single-family residences are currently on septic systems, with the remaining parcel undeveloped with no active wastewater system. Connection to the Rancho Santa Fe CSD’s wastewater infrastructure can be achieved through the extension of a private lateral through a neighboring property to the existing sewer main located along Top of the Morning Way. The average day wastewater flow generated within the affected territory following the development of one single family residence on APN 267-146-05 in addition to the existing three single family residences on APNs 267-145-16, -19, and -20 is estimated at 1,000 gallons per day, representing approximately 0.304% of the available system capacity.¹¹ Separately, under County land use policies, one accessory dwelling unit may also be permitted on all four properties and would double capacity usage to approximate 0.608% of available capacity — a less than substantive amount.

¹¹ Rancho Santa Fe CSD’s existing average day wastewater flow is .156 million gallons, which equals 32.1% of overall capacity at its Santa Fe Valley Reclamation Facility.

c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.

Approval of the change of organization proposal and annexation to Rancho Santa Fe CSD would establish and strengthen economic and social ties between the agency and the affected territory that tie back to LAFCO placing lands within its sphere of influence. This existing designation signals the explicit policy expectation that the lands will receive wastewater service from Rancho Santa Fe CSD when the timing is deemed appropriate.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in G.C. Section 56377.

Approving the proposed change of organization and annexation to Rancho Santa Fe CSD would facilitate the orderly expansion of the District’s jurisdictional boundary consistent with its sphere of influence. The affected territory does not contain “open space” as defined under LAFCO law and no conflicts exist under Government Code Section 56377.

Additional analysis concerning conformance with germane Commission policies follows.

- San Diego LAFCO Policy L-107 requires applicants to disclose and address potential jurisdictional issues associated with their proposals, and if applicable, requires a consultation process with affected agencies, interested parties, or organizations to help discuss and potentially remedy concerns, unless waived by the Executive Officer. No jurisdictional disputes or related concerns were identified or disclosed by the applicant, affected agencies, or interested parties in the review of the proposal.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.

The affected territory does not contain “prime agricultural land”, or “agricultural land” as defined under LAFCO law. Specifically, the affected territory does not contain land currently used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program. Approval of the change of organization proposal would not adversely affect the physical or economic integrity of agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment, the creation of islands or corridors of unincorporated territory, and other similar matters.

LAFCO is in receipt of a draft map and geographic description of the affected territory that details metes and bounds that appear consistent with the standards of the State Board of Equalization and conforming with lines of assessment. LAFCO approval would be conditioned on approval of the final map and geographic description by the County

Assessor’s Office and address any modifications enacted by the Commission. No irregular or otherwise illogical boundary features would be generated from proposal approval.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposed change of organization would provide public wastewater services to the 3 existing single family residences and facilitate the construction of one single family residence on APN 267-146-05. The proposal and its anticipated outcomes do not generate any known conflicts with the 2025 *Regional Plan*, a regional transportation plan adopted by the San Diego Association of Governments.

h) Consistency with the city or county general and specific plans.

See the agenda report.

i) The sphere of influence of any local agency affected by the proposal.

See the agenda report.

j) The comments of any affected local agency or other public agency.

Notice of the submitted change of organization proposal was distributed to all affected and subject agencies as required under LAFCO law. Notices were also provided to all local college and school districts. No written comments on the proposal were received ahead of preparing this agenda report for distribution on March 30, 2026.

k) The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Information collected and reviewed as part of this proposal indicates Rancho Santa Fe CSD has sufficient and available financial resources and administrative controls therein relative to serving the affected territory without adversely impacting existing constituents. This statement is supported by the following factors.

- Rancho Santa Fe CSD’s last audit covers FY 2024-2025 and shows the District finished with strong liquidity levels with an agency-wide current ratio of 12 to 1 (i.e., \$12.00 in current assets for every \$1.00 in current liabilities).
- Rancho Santa Fe CSD finished FY 2024-2025 with strong capital levels and marked by a low debt ratio of 3.0% (i.e., \$3.00 out of every \$100.00 in net assets are financed).
- Rancho Santa Fe CSD finished FY 2024-2025 with an overall total margin of (26.1%).¹²

¹² The District finished FY 2023 with a total margin of (33.8%). During this year, a \$257,965 increase in sewer management expenses more than doubled the \$102,757 increase in property tax revenues. A \$205,169 decline in sales of recycled water also impacted overall revenue.

l) Timely availability of adequate water supplies for projected needs as specified in G.C. Section 65352.5.

The affected territory already lies within Olivenhain Municipal Water District’s (MWD) jurisdictional boundary. The three developed parcels are connected to Olivenhain MWD’s potable water system and the remaining undeveloped parcel (APN 267-146-05) is eligible to proceed with a connection at any time. Similarly, the affected territory lies within the two regional wholesale providers boundaries: San Diego County Water Authority and Metropolitan Water District of Southern California.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

The proposed change of organization does not impact any local agencies in accommodating their regional housing needs.

n) Any information or comments from the landowners, voters, or residents.

The affected territory is considered uninhabited as defined by LAFCO law (containing 11 registered voters or less). The landowners support the proposed change of organization and have provided written consent to the proceedings as the petitioner.

o) Any information relating to existing land use designations.

See above analysis for (h).

p) The extent to which the proposal will promote environmental justice.

The change of organization is expected to have a positive impact on environmental justice by enhancing wastewater services within the affected territory and for any groups that are susceptible to pollution burdens and their effects. Consideration of existing environmental justice factors within the affected territory draws on staff analyzing data available from the California Environmental Protection Agency through its online assessment tool (CalEnviroScreen 4.0). Two composite percentile rankings for the affected territory are generated within this analysis and involve (a) pollution burdens and (b) susceptible population to pollution burdens relative to all census tracts in California.

- The affected territory’s **composite pollution burden ranking** falls in the 51st percentile. Six pollution burden indicators exceed the 50th percentile and are considered noteworthy and otherwise high: Pesticides, Traffic, Cleanup Sites, Groundwater Threats, Hazardous Waste and Impaired Water.

Operating losses were reduced in scale by 36.8% from FY 2024 to FY 2025, with the FY 2024 total margin being (41.3%) and the FY 2025 total margin being (26.1%). In FY 2025, total liabilities decreased by \$310,718, attributed in part to a \$238,918 decrease in accounts payable and the District paying down \$65,000 in long-term debt.

- Notably, environmental justice indicators for groundwater threats (63.37) and impaired water bodies (99.03) each exceed the applicable threshold and collectively underscore the importance of providing permanent wastewater service to the affected territory to reduce reliance on on-site septic systems and avoid potential impacts to groundwater and local waterways.
- The affected territory’s **composite susceptible population** ranking falls in the 16th percentile. Two indicators exceed the 50th percentile, with Unemployment ranked in the 54th percentile and Housing Burden ranked in the 53rd percentile, indicating higher values than the majority of communities across California.

A summary of all tracked pollution burdens and susceptible populations follows.

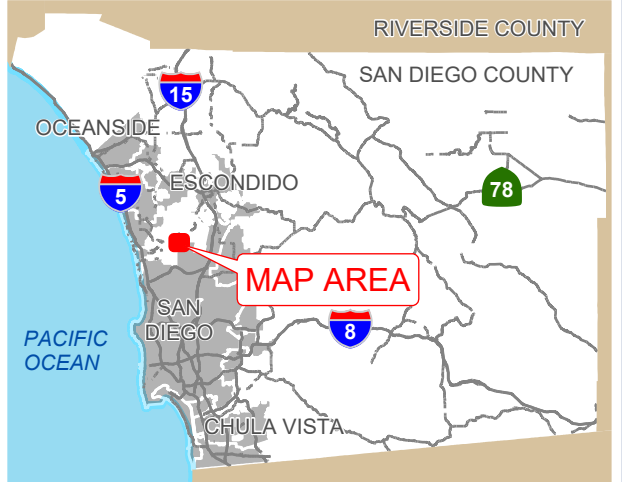
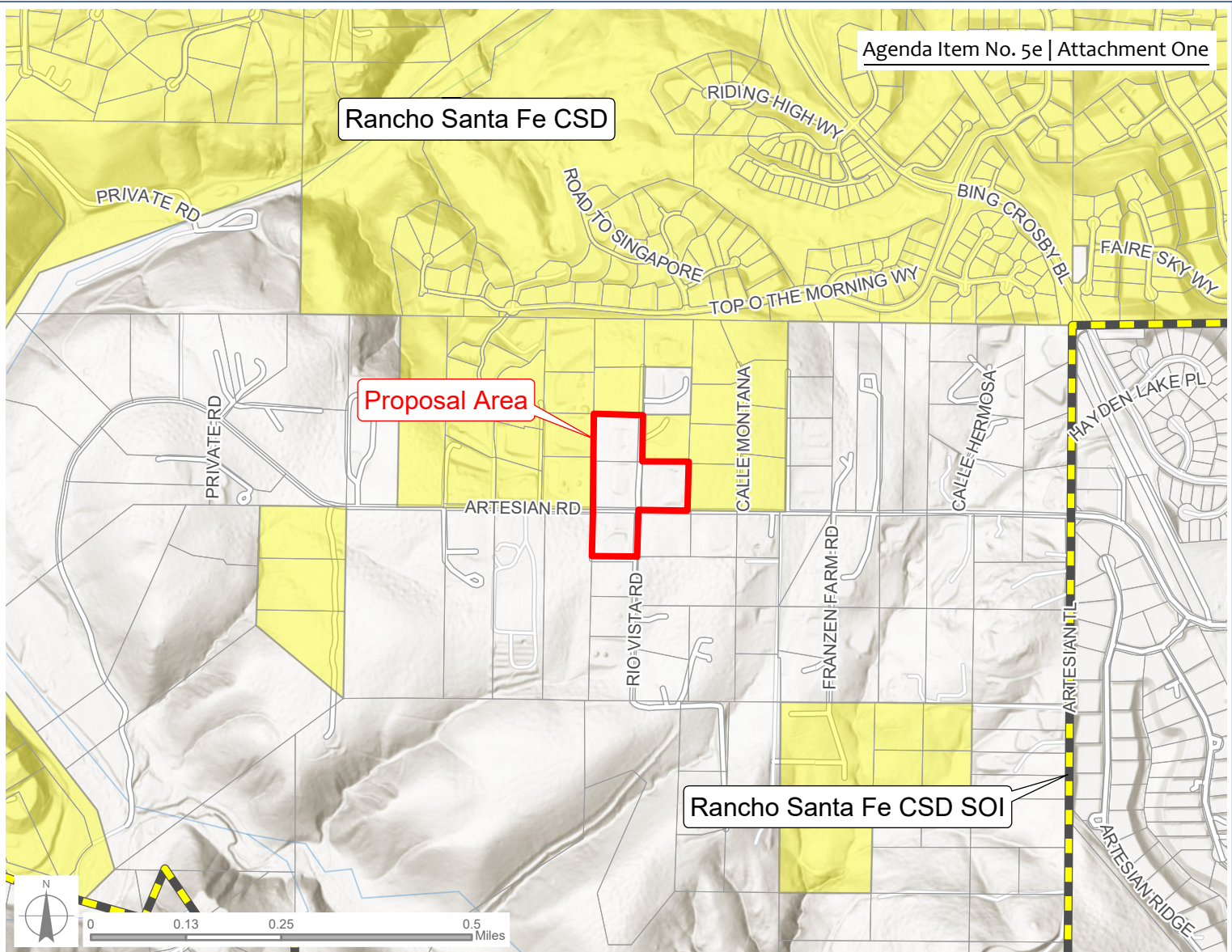
Census Tract No. 6073017030	
Pollution Burdens and Susceptible Population	
(Source: California Environmental Protection Agency and SD LAFCO)	
Affected Territory + Surrounding Lands	
Census Tract No.	6073017030
Estimated Population	25,348
Pollution Burden	Weighted Percentile
... Percentile	50.62
Indicator Air Quality: Ozone	48.70
Indicator Air Quality: PM 2.5:	16.35
Indicator Air Quality: Diesel PM:	22.74
Indicator Pesticides:	60.34
Indicator Toxic Releases:	10.34
Indicator Traffic:	57.76
Indicator Drinking Water Contaminants:	38.47
Indicator Lead in Housing:	2.47
Effects Cleanup Sites:	58.19
Effects Groundwater Threats:	63.37
Effects Hazardous Waste:	62.48
Effects Impaired Water:	99.03
Effects Solid Waste:	35.72
Sensitive Population	Weighted Percentile
... Percentile	15.62
Population Asthma:	6.66
Population Low Birth Weight:	40.47
Population Cardiovascular Disease:	14.68
Population Education:	8.42
Population Linguistic Isolation:	36.97
Population Poverty:	12.45
Population Unemployment:	53.89
Population Housing Burden:	53.12

- q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.**
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The County of San Diego General Plan includes a hazard mitigation plan addressing risks related to wildfire, flooding, and seismic activity. The affected territory is designated a “Very High” fire hazard severity zone and a “Low” earthquake hazard zone.




- r) Section 56668.3(a)(1) Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.**
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Approval of the change of organization for the affected territory would serve the best interests of current and future landowners and visitors by providing permanent access to reliable public wastewater service.



CO25-15

"JAISSWAL - RIO VISTA ROAD CHANGE OF ORGANIZATION" | ANNEXATION TO THE RANCHO SANTA FE CSD

-  Proposal Area
 -  Rancho Santa Fe CSD
 -  Rancho Santa Fe CSD SOI
- SOI = Sphere of Influence



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DRAFT RESOLUTION NO. _____

SAN DIEGO COUNTY LOCAL AGENCY FORMATION COMMISSION

MAKING DETERMINATIONS, APPROVING, AND ORDERING A CHANGE OF ORGANIZATION

**“JOINT JAISWAL – RIO VISTA ROAD CHANGE OF ORGANIZATION”
ANNEXATION TO THE RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
AND RELATED ACTIONS (LAFCO FILE NO: CO25-15)**

WHEREAS, on October 2, 2025, interested landowners – Rakesh Jaiswal, Sydney Vale, Richard Bagley and Sajjad Pagarkar – jointly filed a petition to initiate proceedings and an application with the San Diego County Local Agency Formation Commission, hereinafter referred to as “Commission”, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the application seeks approval of a joint change of organization to annex 10.0 acres of unincorporated territory in the County of San Diego to the Rancho Santa Fe Community Services District (CSD); and

WHEREAS, the affected territory as submitted comprises four parcels - three developed with single family residences identified by the County of San Diego’s Assessor’s Office as 267-145-16, -19, and -20 with assigned situs addresses 7984, 7934 and 7930 Artesian Road, respectively, and one vacant, undeveloped parcel identified as 267-146-05 with no assigned situs address (0 Rio Vista Road); and

WHEREAS, an applicable Master Property Tax Transfer Agreement adopted September 16, 2009 will govern the property tax exchange and applies to the proposed joint change of organization of the affected territory; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposed joint change of organization and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the joint proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public meeting on the joint proposal on April 6, 2026; and

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 as well as adopted local policies and procedures.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The public meeting was held on the date set therefore, and due notice of said meeting was given in the manner required by law.
2. At the public meeting, the Commission considered the Executive Officer's report.
3. With respect to considering the effects of the proposed joint change of organization under the CEQA, the Commission makes the following finding:
 - San Diego LAFCO serves as the lead agency for assessing potential environmental impacts under CEQA for the proposed joint change of organization. The Commission determines the proposal qualifies as a project under CEQA but is categorically exempt from further environmental review pursuant to State CEQA Guidelines Section 15319(b) and its cross-reference to section 15303. This exemption appropriately applies given the associated development potential does not exceed the creation of three new residential parcels.
4. The Commission CONDITIONALLY APPROVES the joint change of organization to the District without modifications subject to conditions as provided and subject to recordation of a certificate of completion for the proposal. Approval involves all the following:
 - a) Annexation of the affected territory to the Rancho Santa Fe CSD as shown in "Exhibit A" and described in "Exhibit B".
 - b) Approval is specific only to Rancho Santa Fe CSD's activated wastewater and landscaping functions; all other functions – whether active or latent – are expressly omitted from this approval.
5. The Commission CONDITIONS approval on the following terms being satisfied by March 2, 2027 unless an extension is requested in writing and approved by the Executive Officer:
 - a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.
 - b) Submittal to the Commission of final map and geographic description of the affected territory as approved by the Commission conforming to the requirements of the State Board of Equalization – Tax Services Division.
 - c) Submittal to the Commission of the following payments:
 - A check made payable to LAFCO in the amount of \$50.00 for the County of San Diego-Clerk Recorder to reimburse for filing one CEQA Notice of Exemption consistent with the findings in the resolution.
 - A check made payable to the State Board of Equalization for processing fees in the amount of \$500.00.

d) Written confirmation from Rancho Santa Fe CSD that the landowners have secured a legal easement providing physical access to the wastewater collection main off of Top of the Morning Way.

6. The Commission assigns the proposal the following short-term designation:

“Jaiswal – Rio Vista Road Change of Organization”.

7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.

8. The Commission waives conducting authority proceedings under Government Code Section 56662.

9. The District is a registered-voter district.

10. The District utilizes the County of San Diego assessment roll.

11. The affected territory will be liable for any existing bonds, contracts, and/or obligations of the Rancho Santa Fe Community Services District as provided under Government Code Section 57328, and will be subject to any previously authorized taxes, benefit assessments, fees or charges of the District as provided under Government Code Section 57330.

12. The effective date of approval shall be the date of recordation but not before the completion of a 30-day reconsideration period and only after all terms have been completed as attested by the Executive Officer.

13. As allowed under Government Code Section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to the resolution to address any technical defects, errors, irregularities, or omissions.

14. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in Sections 56880-56882 of the Government Code.

15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

**

PASSED AND ADOPTED by the Commission on April 6, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

**

ATTEST:

Keene Simonds
Executive Officer

EXHIBIT A
MAP OF AFFECTED TERRITORY

-Placeholder-

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EXHIBIT B
GEOGRAPHIC DESCRIPTION OF THE AFFECTED TERRITORY

-Placeholder-

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Part IVb: LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Govt. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner of the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location of my land.

Name of Signer		Assessor's Parcel Number(s)	Date Signed	Official Use
Sign	<u><i>[Signature]</i></u>	267-145-19	9/27/25	
Print	<u>Sydney Vale Trust</u>			
Sign	<u><i>[Signature]</i></u>	267-146-05	9/27/25	
Print	<u>RICHARD D. BAGLEY</u>			
Sign	<u><i>[Signature]</i></u>	267-145-16	9/27/25	
Print	<u>SAJJAD PAGARWAL</u>			
Sign	<u><i>[Signature]</i></u>	267-145-20	09-27-25	
Print	<u>Rakesh Jainwal</u>			
Sign	_____			
Print	_____			
Sign	_____			
Print	_____			

RANCHO SANTA FE COMMUNITY SERVICES DISTRICT (RSFCSD) SEWER ANNEXATION

PROJECT SITE

ARTESIAN RD.
RIO VISTA RD.
ARTESIAN HILLS CT.

CALLE HERMOSA
ARTESIAN RD.
CAMINO DEL SUR

LOCATION MAP
NOT TO SCALE

COURSES:

- | | | |
|----|-------------|---------|
| 1. | N89°47'37"W | 338.13' |
| 2. | N1°17'05"E | 330.86' |
| 3. | N89°44'52"W | 338.96' |
| 4. | S1°08'28"W | 662.24' |
| 5. | N1°07'44"E | 323.49' |
| 6. | N89°50'24"W | 336.57' |
| 7. | S1°16'27"W | 323.50' |
| 8. | N89°50'24"W | 337.22' |
| 9. | N1°25'46"E | 330.60' |

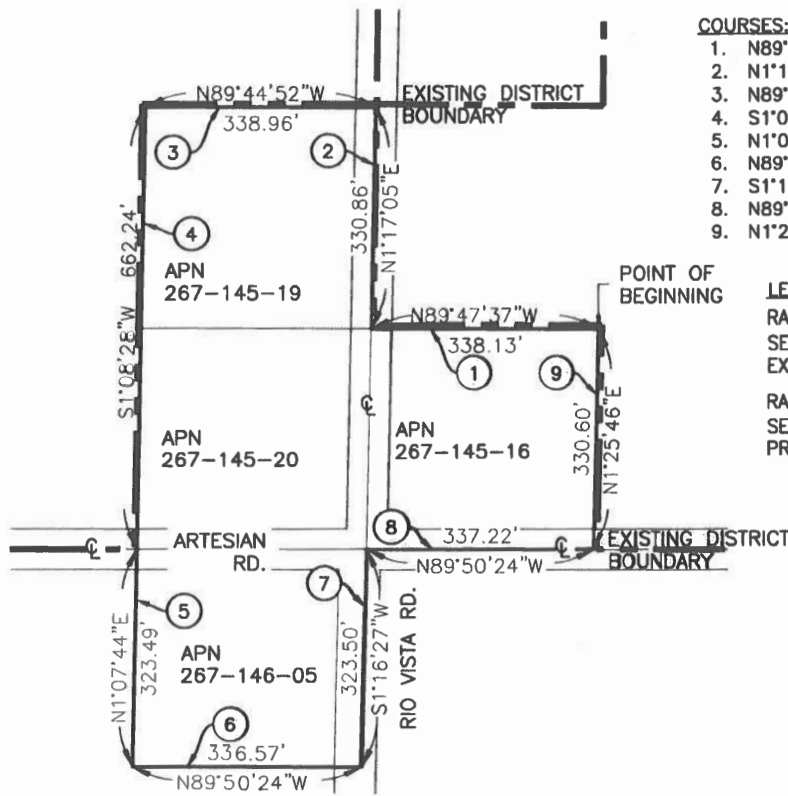
LEGEND:

RANCHO SANTA FE COMMUNITY SERVICE DISTRICT (RSFCSD) EXISTING BOUNDARY

RANCHO SANTA FE COMMUNITY SERVICE DISTRICT (RSFCSD) PROPOSED BOUNDARY

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."



200 100 0 200 400

SCALE: 1" = 200'

ASSESSOR'S PARCEL NUMBERS: 267-145-16, 267-145-19, 267-145-20, 267-146-05

ACREAGE: 10.20 AC
LAFCO RESOLUTION NO. _____
DATE: _____

BEING A PORTION OF SECTION 26,
T. 13S, R. 3W, S.B.M
SAN DIEGO COUNTY



SAN DIEGUITO ENGINEERING, INC
1911 PALOMAR OAKS WAY, Ste. 200
CARLSBAD, CA 92008-6511
PHONE: (956) 345-1149
www.sdeinc.com
CIVIL ENGINEERING • PLANNING
LAND SURVEYING

ANNEXATION NO. 2025-_____.

ANNEXATION TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT

ALL THAT PROPERTY, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 4 OF PARCEL MAP 6583 RECORDED NOVEMBER 23, 1977 IN THE OFFICE OF THE SAID COUNTY RECORDER, ALSO BEING ON THE EXISTING RANCHO SANTA FE COMMUNITY SERVICES DISTRICT BOUNDARY;

THENCE (1) ALONG SAID BOUNDARY AND THE NORTHERLY LINE OF SAID PARCEL NORTH 89°47'37" WEST 338.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4;

THENCE (2) ALONG SAID BOUNDARY AND THE WESTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NORTH 01°17'05" 330.86 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE (3) ALONG SAID BOUNDARY AND THE SOUTHERLY LINE OF PARCEL 2 OF SAID PARCEL MAP NORTH 89°44'52" WEST 338.96 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL, ALSO BEING THE NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP 6604 RECORDED DECEMBER 1, 1977 IN THE OFFICE SAID COUNTY RECORDER;

THENCE (4) ALONG SAID BOUNDARY AND THE WESTERLY LINE OF PARCELS 3 AND 4 OF SAID PARCEL MAP SOUTH 01°08'27" WEST 662.24 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 4, ALSO BEING ON THE CENTERLINE OF ARTESIAN ROAD (PRIVATE, 60 FEET WIDE) AND THE NORTHWEST CORNER OF PARCEL 1 OF PARCEL MAP 17478 RECORDED JANUARY 26, 1995 IN THE OFFICE OF SAID COUNTY;

THENCE (5) LEAVING SAID BOUNDARY AND ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH 01°07'44" WEST (RECORD SOUTH 01°37'04" WEST) 323.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE (6) ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 89°50'24" EAST (RECORD SOUTH 89°21'04" EAST) 336.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE (7) ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 01°16'27" EAST (RECORD NORTH 01°45'47" EAST) 323.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING ON THE CENTERLINE OF ARTESIAN ROAD (PRIVATE, 60 FEET WIDE);

THENCE (8) ALONG THE CENTERLINE OF ARTESIAN ROAD SOUTH 89°50'24" EAST 337.30 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP 6583, ALSO BEING ON SAID BOUNDARY;

THENCE (9) ALONG SAID BOUNDARY AND THE EASTERLY LINE OF SAID PARCEL 4 NORTH 01°25'46" EAST 330.61 TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

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